

**TRANSFER
TAX
PAID**

47-180

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT WE, DONALD E. GEHRET and SUE C. GEHRET, of 733 S. Corpino DelPecho, Green Valley, AZ 85614

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **JOHANNES H. JORDAAN and GIGI C. JORDAAN**, both of 4 Taylor Avenue, Waterville, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and conveyed **WITH WARRANTY COVENANTS**, to **JOHANNES H. JORDAAN and GIGI C. JORDAAN**, as joint tenants and not as tenants in common, their heirs and assigns, forever,

A certain lot or parcel of land, together with any buildings or improvements thereon, situated in Waterville, County of Kennebec and State of Maine and further bounded and described as follows, to wit:

Beginning at a point one hundred (10) feet from the westerly side of Gilman Street on the southerly line of Taylor Avenue and continuing by and along said southerly line of Taylor Avenue, one hundred (100) feet; thence at right angles in a southeasterly direction, one hundred (100) feet; thence at right angles in a northeasterly direction, one hundred (100) feet; thence at right angles in a northwesterly direction, one hundred (100) feet back to the southerly line of Taylor Avenue and point of beginning. Said lot being designated as Lot #32 on that Plan drawn by F. V. Armstrong, of Waterville, in the County of Kennebec and State of Maine on December 4, 1939, and recorded in the Kennebec Registry of Deeds under the title of "Gilman Heights", Map Book 12, Page 77.

It is mutually agreed and understood that this lot or parcel of land is subject to the following restrictive covenants:

1. No lot of land shall be sold, the dimension of which are less than seventy-five (75) feet by one hundred (100) feet.
2. No building for the use of more than one family shall be built thereon, except such lots as agreed upon by vote of the directors and to be designated as soon as the map of the lots is complete and recorded at the Registry of Deeds at Augusta, Maine.

3) K.S

47-180

3. The main entrance of any single dwelling built thereon shall face the street.
4. The front wall of any such building shall be at least thirty-five (35) feet from the street line, thereby extending a uniform building line thirty-five (35) feet from said street line.
5. Each building thereon must provide a space of at least fifteen (15) feet on each side of the building to the respective boundary lines.
6. The cost of each main building on these lots shall be at least \$55,000.00, exclusive of all other buildings, landscaping and any other improvement to the land not directly affixed to the main building.
7. No part of said property shall be used for any commercial purposes of any kind whatsoever.
8. On subsequent sales of land, the sale shall be governed by the so-called "Neighborhood Improvement Act" suggested by the National Association of Real Estate Boards.

Being the same premises conveyed to the herein Grantors by Warranty Deed of Albert O. Piper, dated February 29, 2000 and recorded in the Kennebec Registry at Book 6158, Page 52.

IN WITNESS WHEREOF, WE, the said **DONALD E. GEHRET** and **SUE C. GEHRET**, have hereunto set our hands and seals this 26 day of MAY, 2004.

Signed, Sealed and Delivered
in the presence of:

Clair M. Stevens
Witness

Constance Bell
Witness

Donald E. Gehret
DONALD E. GEHRET
Sue E. Gehret
SUE E. GEHRET

47-180

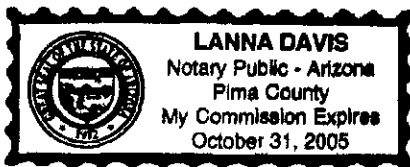
ACKNOWLEDGEMENT

STATE OF Arizona
County of Pima

5/26, 2004

Personally appeared the above named **DONALD E. GEHRET** and **SUE C. GEHRET** and acknowledged the foregoing instrument to be their free act and deed.

Before me, Lanna R. Davis



Lanna Davis
NOTARY PUBLIC
Lanna R. Davis, Notary
(print name)

Received Kennebec SS.
06/01/2004 8:07AM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS